

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, SEPTEMBER 8, 2015
1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, SEPTEMBER 8, 2015 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. NEW BUSINESS:

- 1. ZONING DOCKET 079/15** – Request by CHATA, LLC for an Amendment to Ordinance No. 23,730 M.C.S. (Zoning Docket 065/09, which granted a Conditional Use to permit the sale of alcoholic beverages for consumption on premises in a standard restaurant in an LB-1 Lake Area Neighborhood Business District and the LADC Lake Area Design Corridor Overlay District) to permit the expansion of the restaurant, on Square 275, Lot G, in the Second Municipal District, bounded by Harrison Avenue, Milne Boulevard, and Colbert and French Streets, and by SHIRLEY G. STEWART for a Conditional Use to permit a parking lot in an LB-1 Lake Area Neighborhood Business District, on Square 276, Lot G, in the Second Municipal District, bounded by Harrison Avenue, Milne Boulevard, and Catina and French Streets. The municipal addresses are 228-230 AND 300-312 HARRISON AVENUE. (PD 5) **(AB)**
- 2. ZONING DOCKET 080/15** – Request by CITY COUNCIL MOTION NO. M-15-366 for an Amendment to Ordinance No. 26,413 M.C.S. to amend Article 26, Section 26.6 “*Definitions*,” to read as follows: “Hotel/Motel: An establishment providing a room for sleeping accommodations for a fee with private bathroom facilities and customary lodging services. Related ancillary uses may include, but are not limited to conference and meeting rooms, restaurants, sale of convenience

items, bars, and recreational facilities. Hotels shall be permitted to include units for sale designed or used exclusively for permanent residential use”. (LB)

3. **ZONING DOCKET 081/15** – Request by CITY COUNCIL MOTION NO. M-15-367 for an Amendment to Ordinance No. 26,413 M.C.S. to amend Article 19 to establish the Open Space Permeability Interim Zoning District (IZD), the intent of which is to delete standards for “Maximum Lot Coverage” where currently applied in the “Site Design Standards” of the “Bulk and Yard Tales” of “Article 8, Rural Open Space Districts, Table 8-2”; “Article 9, Historic Core Neighborhood Residential Districts – Historic Marigny/Tremé/Bywater Districts, Table 9-2”; “Article 10, Historic Core Neighborhood Non-Residential Districts Historic Marigny/Tremé/Bywater Districts, Table 10-2”; “Article 11, Historic Urban Residential Districts, Table 11-2”; “Article 12, Historic Urban Non-Residential Districts Table 12-2”; “Article 13, Suburban Neighborhood Residential Districts, Table 13-2”; “Article 14, Suburban Neighborhood Non-Residential Districts, Table 14-2”; “Article 15, Commercial Center & Institutional Campus Districts, Table 15-2”; and “Article 16, Centers for Industry Districts, Table 16-2”; and to add standards for “Minimum Permeable Open Space”, where appropriate, and to remove any inconsistencies created with existing Open Space Ratio standards, as included in Attachment A entitled “Table OSP-IZD – Bulk and Yard Regulations” and to add “Site Design Standards” to “Article 9, Section 9.3” and “Article 10, Section 10.3”. (SL)
4. **ZONING DOCKET 082/15** – Request by CITY COUNCIL MOTION NO. M-15-369 for the rescission of Ordinance No. 5,272 M.C.S. (Zoning Docket 27/73, which granted a Conditional Use to permit a Fire Communications Tower in an RM-2 Multiple-Family Residential District), on Square 657-A, Lot A, in the Second Municipal District, bounded by Rosedale Drive, Conti Street, and the southern right-of-way line of the New Orleans Terminal Railroad right-of-way, and incorporated herein as said property is no longer used as a fire tower as provided for in the Conditional Use. The municipal address is 801 ROSEDALE DRIVE. (PD 5) (NJ)

C. ZONING/PLANNING MATTERS:

1. **SUBDIVISION DOCKET 084/15** – Request by CGH PARTNERS 2007, ALLP to re-subdivide Lot L-1 into Lots LA, LB, LC, LD, LE LF, LG, LH, and LJ, Square 24, Prospect Plaza, Section A, in the Fifth Municipal District, bounded by Pace Boulevard, Vespasian Street, Murl Street, and Sandra Drive. The municipal addresses are 2100-2134 Pace Boulevard. (PD 12) (CB)
2. **SUBDIVISION DOCKET 092/15** – Request by 225 CHARTRES OWNER, LLC to re-subdivide Lots X, Y, and 8 into Lot X1, Square 36, in the Second Municipal District, bounded by Iberville, Royal, and Bienville Streets. The municipal addresses are 217-225 Chartres Street. (PD 1B) (KB)

3. **2016-2020 CAPITAL IMPROVEMENT PLAN (CIP) – DRAFT** – To consider the draft plan for recommended capital expenditures for the five year period from 2016 through 2020. **(LM)**
4. **CONSIDERATION - Ratification of Actions Relative to Certified Subdivisions. (SK)**

OTHER PLANNING MATTERS:

- A. Adoption of minutes of the August 25, 2015 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk